

Baseline Surveying, Inc.

Land Surveying and Construction Layout

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SURVEY FOR 1710 SOUTH RIVER LLC AUDITORS PARCEL NUMBER 63-63-10-04-22-000 (PART)

BEING A PART OF THE VACATED BEECHWOOD PARK ADDITION AS RECORDED IN PLAT BOOK 2, PAGE 99 OF THE MUSKINGUM COUNTY PLAT RECORDS, SITUATED IN THE VILLAGE OF SOUTH ZANESVILLE, AND BEING A PART OF SECTION 13, TOWNSHIP 16, RANGE 14, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, SPRINGFIELD TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET AT THE SOUTHWEST CORNER OF LOT 903 OF SAID BEECHWOOD PARK ADDITION (PLAT BOOK 2, PAGE 99), SAID IRON PIN BEING NORTH 53 DEGREES 30 MINUTES 00 SECONDS WEST 170.07 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR-SWEIRZ);

THENCE WITH THE NORTH LINE OF THE TRACT CONVEYED TO FRANK STEPHENS, TERRY AND LINDA WOODWARD, TRUSTEES (OFFICIAL RECORD VOLUME 2285, PAGE 696), NORTH 53 DEGREES 30 MINUTES 00 SECONDS WEST 654.91 FEET TO AN IRON PIN SET, SAID IRON PIN BEING SOUTH 53 DEGREES 30 MINUTES 00 SECONDS EAST 315.83 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR-SWEIRZ);

THENCE LEAVING THE SAID NORTH LINE AND TRAVERSING INTO THE TRACT CONVEYED TO 1710 SOUTH RIVER LLC (OFFICIAL RECORD VOLUME 2493, PAGE 797) THE FOLLOWING TWO COURSES AND DISTANCES:

- 1. NORTH 36 DEGREES 30 MINUTES 00 SECONDS EAST 204.91 FEET TO AN IRON PIN SET;**
- 2. SOUTH 64 DEGREES 03 MINUTES 22 SECONDS EAST 491.84 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP), SAID IRON PIN BEING THE SOUTHWEST CORNER OF A TRACT CONVEYED TO JEAN AND JAMES MCDONALD (OFFICIAL RECORD VOLUME 2248, PAGE 314) AND THE NORTHWEST CORNER OF LOT 943 AS CONVEYED TO JUDY L. DARNELL (OFFICIAL RECORD VOLUME 2242, PAGE 202);**

THENCE THE WEST LINE OF SAID DARNELL TRACT (WEST LINE OF LOT 943 AND 942 OF THE ABOVE SAID BEECHWOOD PARK ADDITION), SOUTH 09 DEGREES 22 MINUTES 54 SECONDS WEST 97.69 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP), SAID IRON PIN BEING ON THE NORTH LINE OF PARKWOOD AVENUE;

THENCE SOUTH 36 DEGREES 04 MINUTES 27 SECONDS WEST 59.47 FEET TO AN IRON PIN SET ON THE SOUTH LINE OF PARKWOOD AVENUE;

THENCE WITH THE SOUTH LINE OF PARKWOOD AVENUE, SOUTH 53 DEGREES 55 MINUTES 33 SECONDS EAST, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP) AT 26.16 FEET, A TOTAL DISTANCE OF 126.44 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP) AT THE NORTHWEST CORNER OF THE TRACT CONVEYED TO TRUDY M. AND BRIAN A. BRINKER (OFFICIAL RECORD VOLUME 2106, PAGE 132) (ALSO THE NORTHWEST CORNER OF LOT 903);

THENCE WITH THE WEST LINE OF THE SAID BRINKER TRACT (WEST LINE OF LOT 903), SOUTH 36 DEGREES 30 MINUTES 00 SECONDS WEST 149.53 FEET TO THE **PLACE OF BEGINNING.**

CONTAINING 3.466 ACRES TOTAL, SUBJECT TO ALL APPLICABLE EASEMENTS

SUBJECT TO THE FOLLOWING INGRESS/EGRESS AND UTILITY EASEMENT

BEING A PART OF THE VACATED BEECHWOOD PARK ADDITION AS RECORDED IN PLAT BOOK 2, PAGE 99 OF THE MUSKINGUM COUNTY PLAT RECORDS, SITUATED IN THE VILLAGE OF SOUTH ZANESVILLE, AND BEING A PART OF SECTION 13, TOWNSHIP 16, RANGE 14, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, SPRINGFIELD TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN SET AT THE SOUTHWEST CORNER OF LOT 903 OF SAID BEECHWOOD PARK ADDITION (PLAT BOOK 2, PAGE 99), SAID IRON PIN BEING NORTH 53 DEGREES 30 MINUTES 00 SECONDS WEST 170.07 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR-SWEIRZ);

5670 SOUTH RIVER LLC

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THENCE WITH THE WEST LINE OF THE SAID LOT 903 AND THE WEST LINE OF THE TRACT CONVEYED TO TRUDY M. AND BRIAN A. BRINKER (OFFICIAL RECORD VOLUME 2106, PAGE 132), NORTH 36 DEGREES 30 MINUTES 00 SECONDS EAST 149.53 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) ON THE SOUTH LINE OF PARKWOOD AVENUE;

THENCE WITH THE SOUTH LINE OF PARKWOOD AVENUE, NORTH 53 DEGREES 55 MINUTES 33 SECONDS WEST, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP) AT 100.28 FEET, A TOTAL DISTANCE OF 126.44 FEET TO AN IRON PIN SET, SAID IRON PIN BEING THE PLACE OF BEGINNING OF THIS EASEMENT, SAID IRON PIN ALSO BEING THE TERMINUS OF PARKWOOD AVENUE;

THENCE NORTH 53 DEGREES 55 MINUTES 33 SECONDS WEST 50.00 FEET TO A POINT;

THENCE NORTH 18 DEGREES 43 MINUTES 25 SECONDS EAST 144.53 FEET TO A POINT;

THENCE SOUTH 64 DEGREES 03 MINUTES 22 SECONDS EAST 50.00 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP), SAID IRON PIN BEING THE SOUTHWEST CORNER OF A TRACT CONVEYED TO JEAN AND JAMES MCDONALD (OFFICIAL RECORD VOLUME 2248, PAGE 314) AND THE NORTHWEST CORNER OF LOT 943 AS CONVEYED TO JUDY L. DARNELL (OFFICIAL RECORD VOLUME 2242, PAGE 202);

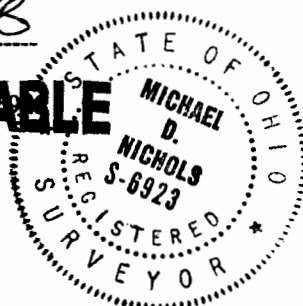
THENCE THE WEST LINE OF SAID DARNELL TRACT (WEST LINE OF LOT 943 AND 942 OF THE ABOVE SAID BEECHWOOD PARK ADDITION), SOUTH 09 DEGREES 22 MINUTES 54 SECONDS WEST 97.69 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP), SAID IRON PIN BEING ON THE NORTH LINE OF PARKWOOD AVENUE;

THENCE SOUTH 36 DEGREES 04 MINUTES 27 SECONDS WEST 59.47 FEET TO THE PLACE OF BEGINNING.

BEARINGS ARE BASED ON THE PLAT OF BEECHWOOD PARK ADDITION AS RECORDED IN PLAT BOOK 2, PAGE 99 OF THE MUSKINGUM COUNTY PLAT RECORDS

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 12TH DAY OF MARCH, 2014, FROM A FIELD SURVEY COMPLETED THE 6TH DAY OF MARCH, 2014.

**OFFICE COPY
NOT RECORDABLE**



**DESCRIPTION
APPROVED**

By: *[Signature]*

63-10-04-22-000

PARTIAL SUBDIVISION LOTS, ALLEYS AND STREET VACATION
FOR
1710 SOUTH RIVER LLC

BEING A PART OF BEECHWOOD PARK ADDITION (PLAT BOOK 2, PAGE 99), SITUATED IN THE VILLAGE OF SOUTH ZANESVILLE AND BEING A PART OF SECTION 13, TOWNSHIP 16, RANGE 14, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, SPRINGFIELD TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS AND DISTANCES ARE BASED ON THE PLAT OF BEECHWOOD PARK ADDITION AS RECORDED IN PLAT BOOK 2, PAGE 99 OF THE MUSKINGUM COUNTY PLAT RECORDS.

VILLAGE OF SOUTH ZANESVILLE

THE LOTS, STREETS, ALLEYS AND 2 FT RESERVE VACATED ON THIS PLAT ARE APPROVED AS SUCH BY THE COUNCIL OF THE VILLAGE OF SOUTH ZANESVILLE, OHIO.

APPROVED THIS _____ DAY OF _____, 2014 BY ORDINANCE
NUMBER _____

MAYOR - SOUTH ZANESVILLE

CITY CLERK - SOUTH ZANESVILLE

VILLAGE ADMINISTRATOR - SOUTH ZANESVILLE

MUSKINGUM COUNTY AUDITOR

TRANSFERRED DATE: _____

ANITA J. ADAMS - AUDITOR

MUSKINGUM COUNTY RECORDER

STATE OF OHIO, COUNTY OF MUSKINGUM
RECEIVED FOR RECORD ON THE _____ DAY OF _____, 2014

AT _____ O'CLOCK _____
RECORDED _____ 2014

IN PLAT BOOK _____, PAGE _____
FEE _____

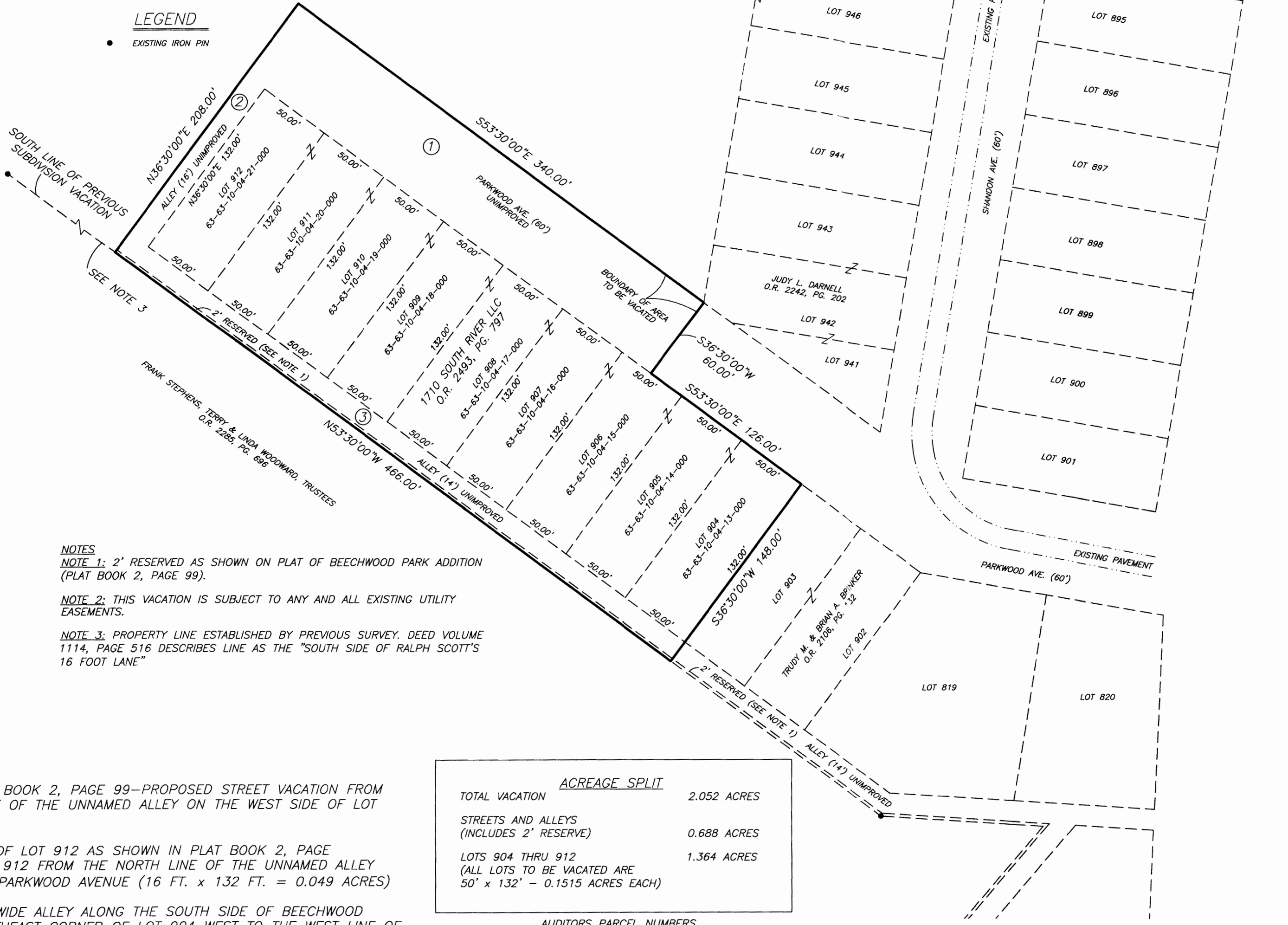
CINDY RODGERS - RECORDER



SCALE 1"=60'
0 30 60 120

LEGEND

• EXISTING IRON PIN



NOTES

NOTE 1: 2' RESERVED AS SHOWN ON PLAT OF BEECHWOOD PARK ADDITION (PLAT BOOK 2, PAGE 99).

NOTE 2: THIS VACATION IS SUBJECT TO ANY AND ALL EXISTING UTILITY EASEMENTS.

NOTE 3: PROPERTY LINE ESTABLISHED BY PREVIOUS SURVEY. DEED VOLUME 1114, PAGE 516 DESCRIBES LINE AS THE "SOUTH SIDE OF RALPH SCOTT'S 16 FOOT LANE"

DESCRIPTION OF PROPOSED VACATION AREA

- 1 PARKWOOD AVENUE-60 FOOT WIDE STREET AS SHOWN IN PLAT BOOK 2, PAGE 99-PROPOSED STREET VACATION FROM THE SOUTHWEST CORNER OF LOT 942 WEST TO THE WEST LINE OF THE UNNAMED ALLEY ON THE WEST SIDE OF LOT 912 (60 FT. x 340 FT. = 0.468 ACRES)
- 2 UNNAMED ALLEY-16 FOOT WIDE ALLEY ALONG THE WEST SIDE OF LOT 912 AS SHOWN IN PLAT BOOK 2, PAGE 99-PROPOSED ALLEY VACATION ALONG THE WEST SIDE OF LOT 912 FROM THE NORTH LINE OF THE UNNAMED ALLEY ALONG THE SOUTH SIDE OF LOT 912 TO THE SOUTH LINE OF PARKWOOD AVENUE (16 FT. x 132 FT. = 0.049 ACRES)
- 3 UNNAMED ALLEY AND 2 FOOT WIDE RESERVED AREA-14 FOOT WIDE ALLEY ALONG THE SOUTH SIDE OF BEECHWOOD PARK SUBDIVISION-PROPOSED ALLEY VACATION FROM THE SOUTHEAST CORNER OF LOT 904 WEST TO THE WEST LINE OF THE UNNAMED ALLEY ON THE WEST SIDE OF LOT 912, 2 FOOT WIDE RESERVED AREA TO BE VACATED IS FROM A POINT PERPENDICULAR SOUTH OF THE SOUTHEAST CORNER OF LOT 904 WEST TO THE WEST LINE OF THE UNNAMED ALLEY ON THE WEST SIDE OF LOT 912, ALONG THE NORTH LINE OF O.R. VOLUME 2285, PAGE 696 OF THE MUSKINGUM COUNTY DEED RECORDS (16 FT. TOTAL x 466 FT. = 0.171 ACRES)
- 4 PROPOSED LOT VACATION TO BE LOTS 904, 905, 906, 907, 908, 909, 910, 911, AND 912.

DESCRIPTION

APPROVED BY: *[Signature]* 3/12/2014

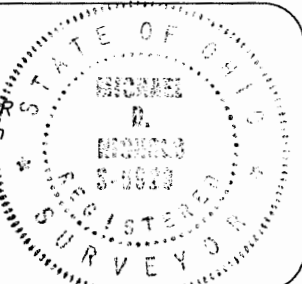
ACREAGE SPLIT	
TOTAL VACATION	2.052 ACRES
STREETS AND ALLEYS (INCLUDES 2' RESERVE)	0.688 ACRES
LOTS 904 THRU 912 (ALL LOTS TO BE VACATED ARE 50' x 132' - 0.1515 ACRES EACH)	1.364 ACRES

AUDITORS PARCEL NUMBERS

63-63-10-04-21-000 (LOT 912), 63-63-10-04-20-000 (LOT 911), 63-63-10-04-19-000 (LOT 910)
63-63-10-04-18-000 (LOT 909), 63-63-10-04-17-000 (LOT 908), 63-63-10-04-16-000 (LOT 907)
63-63-10-04-15-000 (LOT 906), 63-63-10-04-14-000 (LOT 905), 63-63-10-04-13-000 (LOT 904)
AND ALLEY, STREET, AND RESERVED AREA TO BE COMBINED WITH 63-63-10-04-22-000

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT TO BE CORRECT, BASED ON THE RECORDED PLAT OF BEECHWOOD PARK ADDITION, AS PREPARED BY ME, FOR THE PURPOSE OF LOT AND STREET VACATION, THIS 6th DAY OF JANUARY, 2014.

MICHAEL D. NICHOLS
REGISTERED SURVEYOR #6923



BASELINE SURVEYING, INC.

3010 EAST PIKE ZANESVILLE, OHIO 43701
PH: 740-453-4850 F: 740-450-1000
EMAIL: BEI@OHIORR.COM

1710 SOUTH RIVER LLC

PARTIAL SUBDIVISION LOTS, ALLEYS, AND STREET VACATION PLAT

DRAWN BY: JWL 01/06/14
CHECKED BY: MDN 01/06/14
FILENAME: Z:\6670\5670.dwg
PLOT DATE: 01/06/14

REVISIONS

SHEET NO.
S-1

SCALE:
1"=60'